

ORDINANCE NO. 000217-39

AN ORDINANCE AMENDING ORDINANCE NO. 850221-F FOR THE PROJECT KNOWN AS VISTA RIDGE PLANNED UNIT DEVELOPMENT PROJECT, (FORMERLY KNOWN AS HILLTOWN PUD) TO MODIFY THE SITE PLAN AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED APPROXIMATELY 750 FEET NORTH OF THE INTERSECTION OF VALBURN DRIVE AND LADERA NORTE DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Vista Ridge Planned Unit Development ("Vista Ridge PUD") is comprised of approximately 51 acres of land more particularly described in Exhibits "A-C" incorporated into this ordinance and identified in the map attached as Exhibit "D" (the "Property").

PART 2. Vista Ridge PUD, formerly known as the Hilltown PUD, was approved February 21, 1985, under Ordinance No. 850221-F.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Planned Unit Development (PUD) district to Planned Unit Development (PUD) district on the Property described in File C814-84-028.04, locally known as the property located approximately 750 feet north of the intersection of Valburn Drive and Ladera Norte Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "D".

PART 4. Ordinance No. 850221-F is amended to modify the site plan as shown on Exhibit "E".

PART 5. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Vista Ridge PUD Site Plan, attached as Exhibit "E" and on record at the Development Review and Inspection Department in File No. C814-84-028.04. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to Vista Ridge PUD.

PART 6. The attached exhibits are copies of originals on file with the Development Review and Inspection Department in File No. C814-84-028.04 and are incorporated into this

ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

Exhibit A-C: Metes and Bounds description of the Property
Exhibit D: Map showing boundaries of Vista Ridge PUD
Exhibit E: Vista Ridge PUD Site Plan

PART 7. Development on the Property shall comply with the standards for the Planned Unit Development district as set forth in the City Code on the effective date of this ordinance, except as modified by the Site Plan.

PART 8. Nothing in this ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the City Code and other applicable law, or to limit or prohibit the right of the owner of the Property to seek an amendment to any provision of this ordinance or the Site Plan or any variance or waiver from any City ordinance, regulation or policies applicable to this Planned Unit Development.

PART 9. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 10. This ordinance takes effect on February 28, 2000.

PASSED AND APPROVED

February 17, 2000

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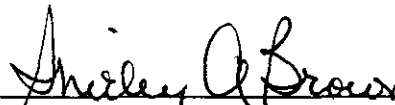
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

Exhibit "A" (page 1 of 2)

Field Notes for a Tract containing 34.219 acres of land situated in the T. Toby Survey Abstract Number 287 and the Robert Foster Survey Abstract Number 43 and being all of that land sold to the Prewitt Company as described in Volume 8406, Page 992 of the Travis County Deed Records and being more particularly described by metes and bounds as follows with all bearings based on the northeast line of said T. Toby Survey as being South 62° 14' 21" East:

BEGINNING at a point marking the northeast corner of Bull Creek Park as described in Volume 6499, Page 1679 of the Travis County Deed Records, a point in the west line of North Cat Mountain Phase Two, Section C as recorded in Book 85, Page 1-B of the Travis County Plat Records and being the southeast corner of the herein described tract;

THENCE along the northeast line of said Bull Creek Park, North 62° 40' 45" West, 1239.70 feet to an angle point;

THENCE continuing along the northeast line of said Bull Creek Park, North 11° 15' 01" East, 422.18 feet to a bolt found marking the most northerly corner of said Bull Creek Park, a point in the east right-of-way line of Capital of Texas Highway—Loop 360 (right-of-way varies) and being the most northerly west corner of the herein described tract;

THENCE along the east right-of-way line of the said Capital of Texas Highway, North 44° 23' 00" East, 399.68 feet to a concrete monument found marking an angle point;;

THENCE continuing along the east right-of-way of said Capital of Texas Highway, North 31° 20' 26" East, 224.75 feet to an iron rod found marking the westerly north corner of the herein described tract;

THENCE leaving the east right-of-way line of said Capital of Texas Highway, South 62° 131' 26" East, 652.42 feet to an iron rod found marking an angle point in the herein described tract;

THENCE North 27° 46' 59" East, 360.47 feet to an iron rod found marking a point in the common survey line of the said T. Toby Survey and the William Bell Survey Abstract Number 44 and being the most easterly north corner of the herein described tract;

THENCE, along said common survey line South 62° 14' 21" East, 557.25 feet to a 3/4 inch iron pipe found marking the east corner of the herein described tract;

THENCE, South 26° 51' 30" West, 1363.00 feet to the POINT OF BEGINNING and containing 34.219 acres (149,060 square feet) of land.

Exhibit "A" (page 2 of 2)

All of that certain tract or parcel of land out of the T.J. Chambers Eight League grant in Travis County, Texas, being a portion of that certain tract of land designated as Tract 1 as conveyed to Dean M. Greenwood & Wayne R. Harkins by deed recorded in Volume 8414, Page 967 of the Deed Records of Travis County, Texas, the herein described tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northeast corner of Lot 12, North Cat Mountain Phase Two Section C, a subdivision in Travis County, Texas, as recorded in Plat Book 85, pages 1B & 1C of the Plat Records of Travis County, Texas, being in the most northerly extension of Valburn Drive, a public right-of-way dedicated by the aforesaid subdivision, also being at the southwest corner of a 65 foot wide access easement dedicated by the aforesaid subdivision, for a southerly corner hereof;

THENCE along the south line of the herein described tract, being along the north line of the said Lot 12, N 63° 49' 37" W for a distance of 57.02 feet to the northwest corner of the said Lot 12, being in the southeast line of Lot 1, Bull Creek Park, a subdivision in Travis County, Texas, as recorded in Plat Book 77, Pages 72 & 73 of the Plat Records of Travis County, Texas, for the southwest corner hereof and from which point an "x" found on a rock ledge bears S 30° 55' 25" W for a distance of 17.68 feet;

THENCE along the west line of the herein described tract, being along the southeast line of the said Lot 1, Bull Creek Park, N 30° 55' 25" E for a distance of 28.09 feet to a point, being at the most easterly corner of the said Lot 1, Bull Creek Park being at the most southerly corner of that certain 34.209 acre tract of land as described in Volume 8406, Page 992 of the Deed Records of Travis County, Texas;

THENCE continuing along the west line of the herein described tract, being the southeast line of the said 34.209 acre tract, N 29° 19' 25" E for a distance of 41.91 feet to a point, being at the northwest corner of the said 64 foot wide access easement;

THENCE continuing along the west line of the herein described tract, being the northwest line of the said 64 foot wide access easement, being the southeast line of the said 34.209 acre tract, N 29° 19' 25" E for a distance of 79.02 feet to the most northerly northeast corner of the said 64 foot wide access easement, for the most northerly corner hereof;

THENCE along the east line of the herein described tract, being the east line of the said 64 foot wide access easement, along a curve to the right whose radius is 332.00 feet whose arc is 156.35 feet and whose chord bears S 15° 29' 33" E for a distance of 154.91 feet to the southeast corner of the said 64 foot wide access easement, being in the most northerly extension of Valburn Drive, for the southeast corner hereof;

THENCE along the most northerly extension of Valburn Drive, being the south line of the said 64 foot wide access easement, along a curve to the left whose radius is 60 feet whose arc is 32.62 feet and whose chord bears S 81° 41' 43" W for a distance of 32.22 feet to an iron pin found;

THENCE continuing along the most northerly extension of Valburn Drive, being along the south line of the said 64 foot wide access easement, S 88° 40' 33" W for a distance of 32.00 feet to the PLACE OF BEGINNING and containing 0.23 acre of land, more or less.

Exhibit "B"

Field notes for a tract containing 16.467 acres of land situated in the T. Toby Survey, Abstract No. 287 and the William Bell Survey, Abstract No. 44, and being a portion of that tract of land sold to Wayne Harkins, et al as described in deed recorded in Volume 8414, Page 967 of the Travis County Deed Records and being more particularly described by metes and bounds as follows with all bearings based on the adjoining North Cat Mountain Phase Two, Section C, as recorded in Book No. 85, Page 18 of the Travis County Plat Records:

BEGINNING at a point marking the west corner of Lot 19 of said North Cat Mountain, a point in the easterly right-of-way line of Valburn Drive and being the south corner of the herein described tract;

THENCE along the easterly right-of-way line of said Valburn Drive as follows:

North 07° 20' 12" East, 15.01 feet to the point of curvature of a curve to the right;

Northeasterly 30.46 feet along the arc of said curve to the right having a radius of 25 feet, a central angle of 69° 49' 13" and whose chord bears North 42° 15' 11" East. 28.61 feet to the point of tangency of said curve to the right and being the point of curvature of a curve concave to the west;

North and Northwesterly 167.46 feet along the arc of said curve concave to the west having a radius of 60 feet, a central angle of 159° 54' 30" and whose chord bears North 02° 47' 28" West, 118.16 feet to the point of tangency of said curve concave to the west and being the point of curvature of a curve to the left;

THENCE leaving the easterly right-of-way line of said Valburn Drive, Northerly 156.35 feet along the arc of said curve to the left having a radius of 332 feet, a central angle of 25° 58' 58" and whose chord bears North 15° 29' 33" West, 154.91 feet to a point marking the point of tangency of said curve to the left, a point in the southeasterly line of a tract of land sold to the Prewitt Company as described in deed recorded in Volume 8406, page 992 of the Travis County Deed Records and being the southwest corner of the herein described tract;

THENCE along the southeasterly line of said Prewitt Tract, North 28° 38' 02" East, 1269.61 feet to a 3/4 inch iron pipe found marking an angle point;

THENCE North 29° 41' 02" East, 313.32 feet to a 5/8 inch iron rod found marking a point in the southwesterly line of a tract of land sold to Jeanne Atkinson as described in Volume 7871, Page 250 of the Travis County Deed Records and being the north corner of the herein described tract;

THENCE along the southwesterly line of said Atkinson Tract South 53° 05' 25" East, 240.04 feet to an iron rod found marking the north corner of said North Cat Mountain and being the northeast corner of the herein described tract;

THENCE leaving the southwesterly line of said Atkinson Tract, along the northwesterly line of said North Cat Mountain as follows:

South 30° 27' 40" West, 519.95 feet to an iron rod;
South 10° 32' 00" East, 193.01 feet to an iron rod;
South 30° 12' 00" East, 142.00 feet to an iron rod;
South 01° 57' 50" East, 505.60 feet to an iron rod;
South 68° 27' 26" West, 719.67 feet to a point;

THENCE South 82° 39' 48" West, 121.57 feet to the POINT OF BEGINNING.

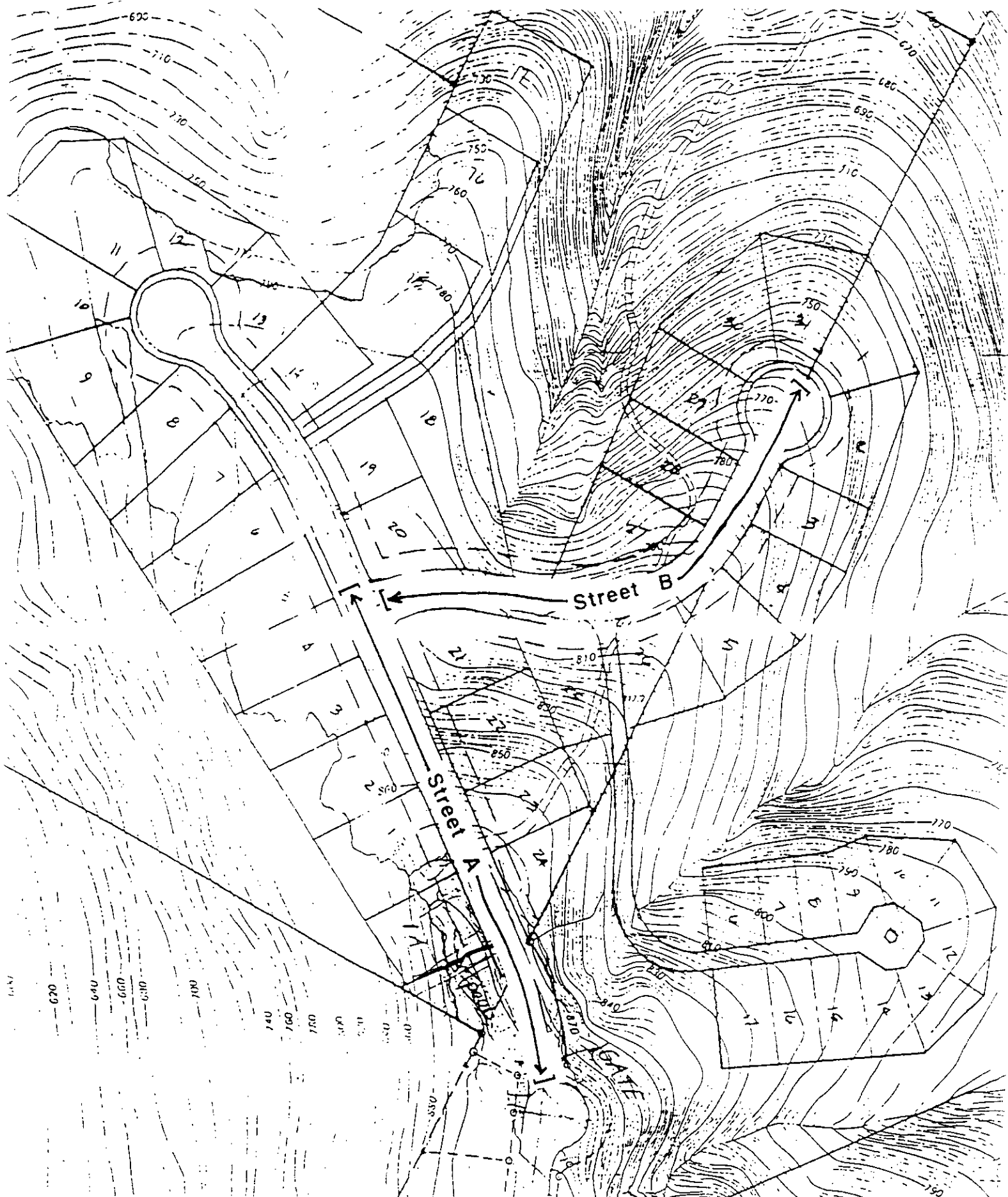
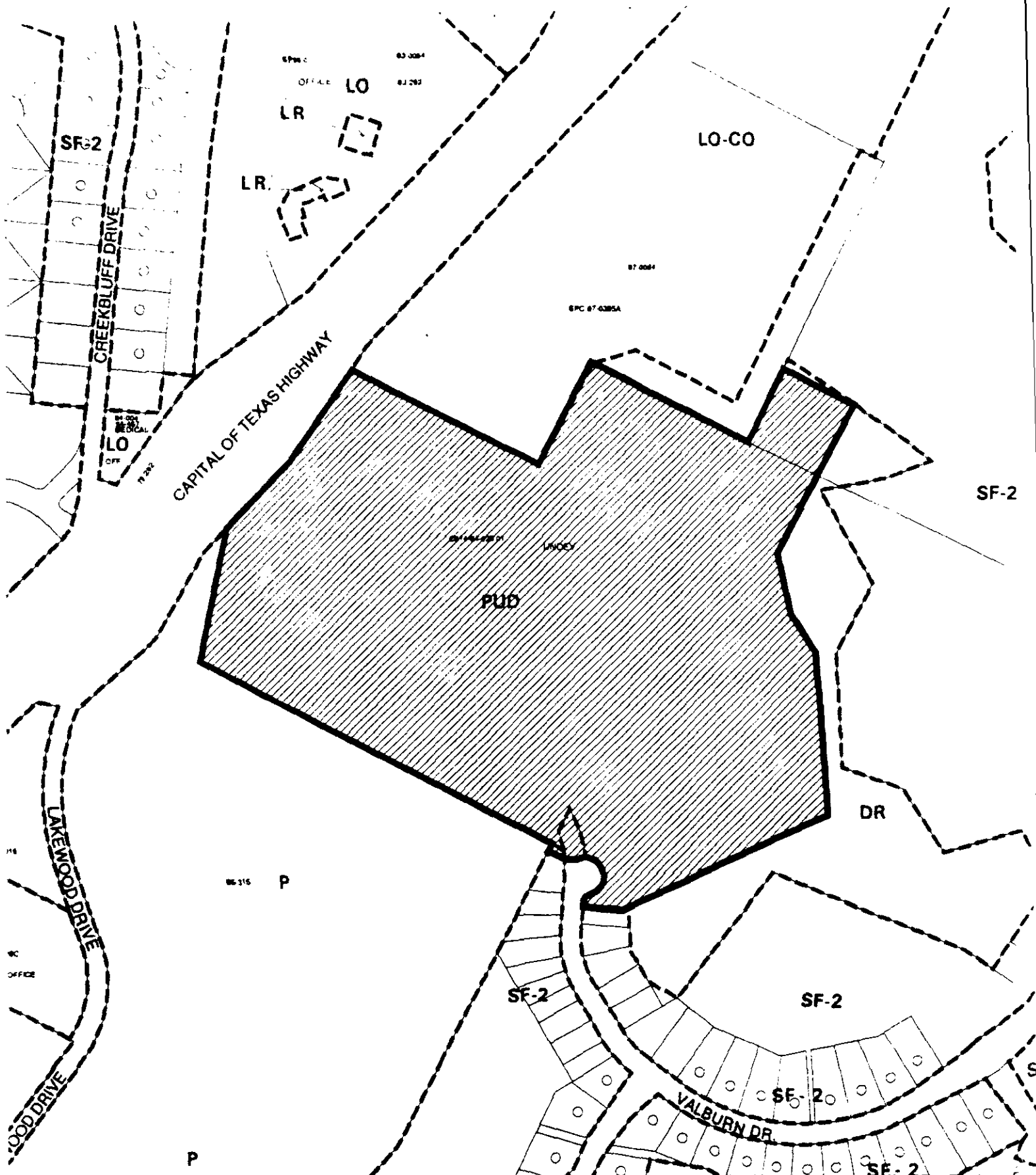


Exhibit "C"



 1" = 400'	SUBJECT TRACT		PLANNED UNIT DEVELOPMENT CASE #: C814-84-028.04 <i>EXHIBIT 'D'</i>		CITY GRID REFERENCE NUMBER G31
	PENDING CASE				
	ZONING BOUNDARY		ADDRESS: VALBURN DR.		DATE: 99-07
	CASE MGR: D.PERRYMAN		SUBJECT AREA (acres): 51.070		INTLS: TRC

0004-39

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11/2/10/2

EXHIBIT E
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WATERSHED	BUILT DRAIN CLASS	STATION	WATER SUPPLY
SUBMITTING DATE	OCTOBER 28, 1986		
UPPOINETS	ALL 10, 1987		
UPPOINETS	OCTOBER 10, 1987		
UPPOINETS	SEPTEMBER 3, 1986		
UPPOINETS	OCTOBER 20, 1986		
UPPOINETS	FEBRUARY 15, 1986		
UPPOINETS	JUNE 7, 1986		

[illegible][illegible][illegible]

PROPOSED & STOCKX (SEE NOTE #14)

GENERAL PARAMETERS

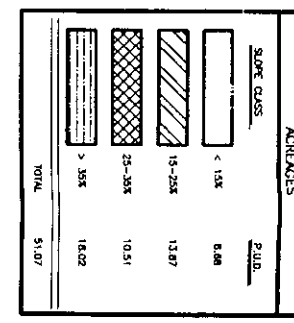
PROCESSED SOL. = A. & B. OF UNIT 7 ONLY
1,000

NO. UNITS = 42 PROCESSING UNITS DENSITY = 2.8 POUNDS/LINER
1,000

WATER IN SOL. = 0.96 GRAMS

[illegible]

590,331 9,794



VISTA RIDGE P.U.D.
PRELIMINARY PLANS

Use	ADVERTISING	Size	11" x 10 1/2"	Run	FEBRUARY 17,
Estimated CPM/Sec		Circulation (NY)		Ad in	23-27071-000000
Phone	NY/NY	Approved Sales		Start	1 of 1